



**ZONING ADMINISTRATOR  
NOTICE OF DECISION  
Otay Ranch Village 2 Neighborhood R-15A  
Single-Family Homes**

**Date:** February 6, 2012  
**Applicant:** Heritage Building and Development  
**Case No.:** DRC-11-24  
**Address:** OR VLG 2 R-15A Neighborhood R-6: South of Santa Victoria Rd & East of Anapamu Ave (APN 644-310-08-00)  
**Project Planner:** Caroline Young

Notice is hereby given that on February 6, 2012, the Zoning Administrator considered Design Review (DRC) application DRC-11-24, filed by Heritage Building and Development ("Applicant"). The Applicant requests a Design Review approval to construct twelve (12) single-family dwelling units on individual lots in Otay Ranch Village Two, Neighborhood R-15A. The Project is located South of Santa Victoria Rd & East of Anapamu Ave ("Project Site") and is owned by Otay Ranch Village II PC-15 LLC ("Property Owner"). The Project Site is zoned Planned Community (PC) within the Otay Ranch Village Two Sectional Planning Area (SPA), with a General Plan designation of Residential Low Medium (RLM). The Project is more specifically described as follows:

The Project consists of a Design Review to construct twelve (12) single-family dwelling units on individual lots. The lot sizes range from 4,400 square-foot to 5,300 square-foot lot sizes. There are three different plan types to choose from all consisting of two story homes, 5 bedrooms, two (2) car garage, and private open space.

Planning staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and has determined that the Project was adequately covered in previously adopted Final Second Tier EIR (EIR-02-02), for the Otay Ranch Villages Two, Three and a Portion of Four Sectional Planning Area (SPA) Plan. No further environmental review or documentation is necessary.

The Zoning Administrator approved said request based upon the following findings of fact:

- 1. That the proposed project is consistent with the development regulations of the Village Two Sectional Planning Area (SPA) Plan and Planned Community (PC) District Regulations.**

Neighborhood R-15A is designated Residential Single-Family in the PC District regulations of the Otay Ranch Village Two SPA Plan. The proposed single-family use is permitted and meets all of the development regulations as stipulated in the Otay Ranch Village Two PC District Regulations as conditioned.

**2. The proposed project is consistent with the design and development standards of the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The project is in compliance with the Single-Family Design Guidelines of the Otay Ranch Village Two Design Plan and is consistent with the SPA density requirements. Each home includes a two-car garage and private side and rear yards for recreational purposes. Enhanced architectural details are proposed along the street elevations per the Otay Ranch Village 2 SPA plan.

**3. The design features of the proposed development are consistent with, and are a cost-effective method of satisfying, the Otay Ranch Village Two Sectional Planning Area (SPA) Design Plan.**

The proposed project is cost-effective method of satisfying the regulations of the Otay Ranch Village Two SPA Design Plan.

BASED ON THE FINDINGS ABOVE, THE ZONING ADMINISTRATOR hereby approves Design Review Permit DRC-11-24, as described above subject to the following conditions of approval:

**I. Prior to the approval by the City of Chula Vista for the use of the subject property in reliance upon this approval, the Applicant shall satisfy the following requirements. Unless otherwise noted, the following conditions shall be satisfied prior to the approval of the first building permit:**

**Planning Division**

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

\_\_\_\_\_  
Signature of Applicant/Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner/representative

\_\_\_\_\_  
Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1673.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board with the plans dated January 17, 2012.
4. Prior to the approval of building permits, the project shall comply with all applicable Otay Ranch Village 2 Tentative Map No. 15350 conditions of approval associated with each phase of development.
5. Prior to the approval of building permits for each phase, the Final Map for the associated phase shall be approved by the City and recorded.

### **Fire Department**

6. The Project must comply with the Fire Protection Plan for Otay Ranch Village 2.
7. The Project will require a fire flow of 1,500 gallons per minute for a 2-hour duration (at 20 psi).
8. The Applicant shall provide a water flow letter from the applicable water agency having jurisdiction indicating that the fire flow is available to serve this project.
9. The fire hydrants shall be located not greater than 500 feet apart for single-family properties. The minimum fire hydrant size shall be: 6" x 4" x 2 ½" x 2 ½".
10. Prior to any construction, the Fire Department access and water supply need to be installed.
11. Copper Creek Court shall meet the Fire Department standards for turnaround.
12. The building(s) shall be addressed in accordance with the following criteria:
  - 0 – 50ft from the building to the face of the curb = 6-inches in height with a 1-inch stroke
  - 51 – 150ft from the building to the face of the curb = 10-inches in height with a 1 ½ -inch stroke
  - 151ft from the building to the face of the curb = 16-inches in height with a 2-inch stroke
13. The State of California has adopted building code changes that will require all new one- and two-family homes and townhouses built in the state starting January 1, 2011, to be equipped with life-saving fire sprinkler systems.

14. A deferred submittal will be required for the sprinkler system.

**Land Development/Landscape Architecture Division**

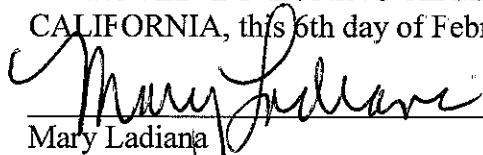
15. The following fees will be required based on the final building plans submitted:
  - Sewer Capacity Fee
  - Traffic Signal Fee
  - Development Impact Fees per the Master Fee Schedule
16. An executed joint use agreement with the City of San Diego for the right of way for Santa Diana Road and Santa Victoria Road will be required prior to the first final map for the project.
17. Additional deposits and fees in accordance with the City Subdivision Manual, and Master Fee Schedule will be required for the submittal of any of the following items:
  - Grading Plans
  - Improvement Plans
  - Final Map
18. The Applicant shall comply with the Tentative Map Conditions for CVT No. 06-05 and any subsequent conditions of approval for the project.
19. Prior to approval of the building permit, the Applicant shall present verification to the City Engineer in the form of a letter from Otay Water District that the subdivision will be provided adequate water service and long-term water storage facilities. The Developer shall phase and install water system improvements as required by the Otay Water District.
20. Prior to the first final map for the project, the Applicant shall demonstrate that all walls proposed within public open space lots are within the CFD Maintenance Budget. If not, walls must be relocated on the private property side of the property line.
21. The Applicant shall supply each new homeowner with a copy of the City of Chula Vista 'Landscape Water Conservation Checklist' prior to occupancy.
22. Park obligations for this development shall be resolved in accordance with Chapter 17.10 of the City of Chula Vista Municipal Code and DRC-11-09 permit.
23. Prior to the issuance of the first occupancy permit for a unit within a neighborhood included in the Final Map and abutting open space, the Developer shall install slope Landscape and Irrigation in accordance with the approved L&I plans in all open space areas immediately adjacent to that neighborhood. The installation shall be coordinated with owners of adjacent neighborhoods when necessary.

24. The Chula Vista Landscape Water Conservation Ordinance will apply to the design of yards for model homes.

**II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.**

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-11-24, date stamped on January 17, 2012, which includes a site plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19.
2. All landscaping and hardscape improvements shall be installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. This Design Review Permit shall become void and ineffective if not utilized within three (3) years from the effective date thereof, in accordance with Section 19.14.260 of the Municipal Code.
5. The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,  
CALIFORNIA, this 6th day of February 2012.

  
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Mary Ladiana  
Zoning Administrator